

**BOARD OF APPEALS CASE NO. 5308**

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**BEFORE THE**

**APPLICANT: Omnipoint Communications /  
James & Margaret Sparr**

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**ZONING HEARING EXAMINER**

**REQUEST: Special Exception to locate a comm-  
unications tower in the Agricultural District;  
3347 Ady Road, Street**

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**OF HARFORD COUNTY**

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**Hearing Advertised**

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**Aegis: 11/20/02 & 11/27/02**

**HEARING DATE: January 13, 2003**

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**Record: 11/22/02 & 11/29/02**

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## **ZONING HEARING EXAMINER'S DECISION**

The Applicant, Omnipoint Communications Cap Operations, LLC, d/b/a T-Mobile, is seeking a special exception pursuant to Section 267-53.4C and 267-53.6 of the Harford County Code to erect a 135 foot monopole communications tower in an AG/Agricultural zone.

The subject parcel is located on the east side of Ady Road (MD 543) north of Dublin Road (MD 440) and is more particularly identified on Tax Map 26, Grid 1C, Parcel 166. The parcel consists of 45.98± acres, is zoned AG/Agricultural and is entirely within the Fifth Election District.

### **FACTUAL BACKGROUND**

A number of witnesses appeared in this case. For the Applicant appeared Bill Waskey, in-house zoning and land use consultant for T-Mobile; Mr. Ryan Conoway, a Radio Frequency (RF) Engineer; Mr. Oakleigh Thorne, an expert real estate appraiser. The Department of Planning and Zoning was represented by Mr. Anthony McClune, Acting Director. For the protestants appeared Mr. Wayne Ritter, Jessie McDowell, Terri McNutt, Cindy Wolf, Wade Scott, Raymond Burton, Michael Holmes and Steve Isennock, all of whom own property either adjacent to or nearby the proposed tower location.

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**T-Mobile is attempting to erect a 135 foot monopole tower at the proposed location to fill a gap in their present coverage area along Ady and Dublin Roads. The parcel consists of 46 acres and is agriculturally used and zoned. Generally, the surrounding area is predominantly agricultural including cropland, pasture and woodland areas. There are no major residential developments in the area but there are some residences in the immediate vicinity. The site itself is gently rolling land and the proposed tower location is near the forested area located on the eastern property line. A 70 ft. by 70 ft. fenced in compound will be located at the base of the tower to house equipment. The tower is intended to accommodate co-location for three other carriers. Maintenance trips once per month is the only traffic intended in and out of the site. The site is otherwise unmanned. The proposed monopole is located near the center of the property to take advantage of the natural screening afforded by the existing forest. The monopole is 150 feet from the nearest property line.**

**The site selection resulted from radio frequency engineering studies that determine, based on coverage gaps, the general vicinity of need. Based on computer generated propagation maps and drive around confirmations, the subject site will satisfy the coverage needs of T-Mobile. It is preferable to co-locate on an existing site but none were available in the target area identified by the RF engineering study. The witnesses for the Applicant indicated that the subject site is a good location for several reasons: first, the elevation is rather high allowing a shorter monopole than would be required on a parcel of lower elevation. Secondly, there is existing mature forest cover which provides some screening. The area is dominated by rolling terrain that contributes further to screening of the tower.**

**Mr. Oakleigh Thorne, an expert real estate appraiser reviewed his study of real estate values and opined that the tower, at this location, would have no adverse impact on property values in the neighborhood. He based his opinion on a number of studies he has conducted in Maryland related to both monopole and lattice communication towers.**

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The Department of Planning and Zoning recommends approval of the special exception finding that the Applicant has met all of the requirements of the Harford County Code allowing an approval of this use at this location. Each of the protestants that appeared in the case were uniformly opposed to the case for two reasons: first, each felt that such communication towers are a visible eyesore in the Agricultural district and secondly, each expressed some concern that property values, resale time and other adverse impact to the value of their property would result if approval were granted.

### **CONCLUSION**

The Applicant, Omnipoint Communications Cap Operations, LLC, d/b/a T-Mobile, is seeking a special exception pursuant to Section 267-53.4C and 267-53.6 of the Harford County Code to erect a 135 foot monopole communications tower in an AG/Agricultural zone.

Section 267-51 of the Harford County Code provides as follows:

“Purpose.

Special exceptions may be permitted when determined to be compatible with the uses permitted as of right in the appropriate district by this Part 1. Special exceptions are subject to the regulations of this Article and other applicable provisions of this Part 1.”

Section 267-52 of the Harford County Code provides as follows:

“General regulations.

- A. Special exceptions require the approval of the Board in accordance with Section 267-9, Board of Appeals. The Board may impose such conditions, limitations and restrictions as necessary to preserve harmony with adjacent uses, the purposes of this Part 1 and the public health, safety and welfare.
- B. A special exception grant or approval shall be limited to the final site plan approved by the Board. Any substantial modification to the approved site plan shall require further Board approval.
- C. Extension of any use or activity permitted as a special exception shall require further Board approval.

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- D. The Board may require a bond, irrevocable letter of credit or other appropriate guaranty as may be deemed necessary to assure satisfactory performance with regard to all or some of the conditions.
- E. In the event that the development or use is not commenced within three (3) years from date of final decision after all appeals have been exhausted, the approval for the special exception shall be void. In the event of delays, unforeseen at the time of application and approval, the Zoning Administrator shall have the authority to extend the approval for an additional twelve (12) months or any portion thereof.”

Harford County has enacted legislation that imposes a number of specific requirements that must be met before an Applicant may be granted a special exception use for construction and use of a communications tower. The Hearing Examiner has set forth below each specific requirement and his findings in *italics*:

**Section 267-53.4.C Communications towers.**

Communications towers shall be allowed by special exception, up to 199 feet, in the R, RR, R1, R2, VR, VB, B1, B2 and AG Districts.

*The proposed tower is less than 199 feet and the subject property is zoned AG.*

**Section 267-53.5. Provisions applicable to all communications towers.**

- A. All communications towers shall be structurally designed to accommodate for co-location, which shall mean the ability of structure to allow for the placement of antennas for 3 or more carriers. This provision may be waived by the approving body if it is determined that a co-location design will have an adverse impact on the surrounding area.

*This tower is designed for co-location to accommodate other carriers. Additionally, the compound itself is designed to accommodate three (3) other communication towers and supporting equipment.*

- B. No aviation-related lighting shall be placed upon any communications tower unless specifically required by the Federal Aviation Administration or other governmental entity.

*There is no aviation lighting planned for this tower.*

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- C. Monopoles shall be the preferred communications tower structure type within the county.

*The proposed tower is a monopole design.*

- D. To the extent practicable, communication towers shall have suitable landscaping in order to screen the site from adjoining properties.

*Landscaping is proposed and conditions of approval recommended by the Department of Planning and Zoning include the necessity of submitting a landscaping plan.*

- E. The only signage permitted on any communications tower shall be a single sign no larger than 6 square feet, affixed to the equipment building or fence enclosure that identifies the tower owner, each locating provider and the telephone number for the person to contact in the event of an emergency.

*No signage is proposed.*

- F. Upon completion of a communications tower and every 5 years after the date of completion, the owner of the tower shall submit to the Zoning Administrator written certification from a professional engineer verifying that the tower meets all applicable Building Code and safety requirements applicable at the time the original building permit was issued. Failure to submit said certification 60 days of written notification by the Department of Planning and Zoning to the owner of the tower or any successor in interest shall result in the start of the revocation process for the tower approval.

*The Applicant's witnesses expressed their intent to comply with these provisions of the Harford County Code.*

- G. All zoning certificate applications for the construction of new communications towers shall be subject to the DAC review process, with the following additional requisites:**
- (1) Whether an applicant has satisfied the radio frequency need requirements identified in this section shall be reviewed by a radio frequency engineer. The engineer shall be retained by the county from an approved panel of such engineers to be created and maintained by the county. The engineer shall determine whether the applicant has shown a radio frequency need, based on coverage and/or capacity issues, or other engineering requisites, to construct a new communications tower;**
  - (2) When the communications tower is permitted by right, the engineer's determination shall be made in the ordinary course of DAC review;**
  - (3) When the communications tower is allowed by special exception, the county's radio frequency engineering review shall be made in connection with the staff report review pursuant to Chapter A274-1.D. Such review will be completed prior to any zoning hearing and will preclude further DAC review of radio frequency issues; and**
  - (4) The county's radio frequency engineer shall ensure that any new tower does not interfere with or obstruct existing or proposed communications towers designed for public safety use.**

***The Department of Planning and Zoning has recommended as a condition of approval that DAC review and approval be obtained. The applicant submitted for review to the County's RF engineer all requested radio frequency data and the County's RF Engineer issued a favorable report made part of the record as Attachments 11 and 12 to the Department of Planning and Zoning's staff report. The County's RF Engineer, Mr. Francis J. Rodriguez, M.S., concluded, according to the Department of Planning and Zoning, that the proposed tower fills an identified coverage gap in the T-Mobile network; that the proposed structure will not require FCC registration or aviation lighting; and confirmed that T-Mobile proposed tower does not interfere with the current or proposed microwave paths for the Public Safety radio system.***

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- H. The applicant shall be responsible for maintaining the communications tower in a safe condition.

*The Applicant's witnesses indicated their intent to comply with these provisions of the Harford County Code.*

- I. Communications towers shall be utilized continuously for wireless communications. In the event that a communications tower ceases to be used for wireless communications for a period of 6 months, the approval will be revoked. In the event that the Zoning Administrator is presented with evidence that further viability of the tower is imminent, the Zoning Administrator may grant one extension of the approval for a period not to exceed 6 months beyond the revocation of the use. The applicant shall take all necessary steps to dismantle the tower and remove and dispose of all visible remnants and materials from the subject parcel 90 days after termination. The applicant shall ensure removal of the tower and all associated accessory structures by posting an acceptable monetary guarantee with the county on forms provided by the office of the Zoning Administrator. The guarantee shall be submitted prior to the issuance of a building permit and shall be for an amount equal to a cost estimate approved by the Zoning Administrator for the removal of the tower, plus a 15% contingency.

*The Applicant's witnesses and the documents filed with the Application, indicated their intent to comply with these provisions of the Harford County Code.*

- J. Every application for the construction of a new communications tower shall include the following:
- (1) Information demonstrating the applicant's radio frequency need for the facility, including computer modeling information, an explanation as to why co-location is not feasible and a list of alternative sites considered;

*The Applicant submitted computer models of the coverage currently existing and resulting after erection of the proposed tower. These models lead to the conclusion that there is a gap in the T-Mobile network in and near the proposed location that is filled by the proposed communication tower. The witnesses for T-Mobile identified several other locations that they reviewed as a co-location possibility. Each of these proved inadequate or unavailable.*

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- (2) A checklist prepared in conformity with Section 106 of the National Environmental Policy Act and any other documents filed by the applicant with the FCC related to this site if requested by the Department;

*The required checklist was submitted by the Applicant.*

- (3) A site plan, including the layout of the site, a drawing or other physical depiction of the proposed communications tower and any equipment buildings, and a map showing the area within a one mile radius of the tower;

*A site plan was submitted into evidence and fully described by the Applicant's witnesses. There was no testimony challenging the accuracy of the site plan submitted.*

- (4) A description of the number of carriers' equipment that the tower can accommodate and a statement as to whether the applicant will allow other carriers to co-locate on the facility;

*The Applicant's witnesses thoroughly discussed the design of the tower to accommodate additional antennae as well as the site design which will accommodate three additional communication towers at this location.*

- (5) Documentation demonstrating the tower shall be designed and constructed in accordance with any applicable American National Standards Institute standards;

*The Applicant submitted documentation that the tower is designed and will be constructed in accordance with applicable American Standards Institute(ANSI) standards.*

- (6) Proof that the applicant owns or otherwise has permission to use the site, along with any easements necessary to access the site;

*The Applicant provided an "Access Agreement" executed by and between the co-Applicants.*

- (7) A certification from each carrier that will utilize the facility that its equipment will meet all applicable federal standards governing the emission of energy from such facilities; and

*The Applicant indicated its intent to require co-locators to submit the required certification.*



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- (8) A nonbinding 5-year plan showing the applicant's existing and proposed communications network within the county. In accordance with state law on access to public records, § 10-611 et seq. of the State Government Article, the Department shall treat the 5-year plan it obtains as confidential and shall not permit public inspection of that information.

*The Applicant submitted its plan in accordance with these provisions of the Harford County Code.*

K. When proposing a new communications tower, the applicant must demonstrate a radio frequency need for such a facility by showing:

- (1) That the applicant has researched the co-location possibilities in the area, including in its research a review of the county's database of structures; and

*The Applicant provided substantial data to support its efforts to find a suitable co-location tower.*

- (2) That due to the absence of sufficiently tall structures in the search area, the absence of structural capacity on existing structures or other valid engineering or economic factors, no viable co-location opportunities exist in the search area.

*The Applicant provided a full and complete explanation regarding the unsuitability of each of the possible co-locations it discovered.*

**Section 267-53.6. Additional special exception requirements.**

An applicant proposing a new communications tower in the R, RR, R1, R2, VR, VB, B1, B2 or AG Districts shall demonstrate that the request complies with the following conditions:

- A. The placement of the communications tower at the proposed location will not have a material negative impact on the value, use or enjoyment of any adjoining parcel.

*The Applicant introduced an extensive study of the impact of monopole communication towers on the value of adjoining parcels which concluded that the erection of the proposed monopole at the proposed location will not have a material adverse impact on the value, use or enjoyment of any adjoining parcel.*

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- B. The applicant has made a diligent attempt to locate the applicant's antenna on an existing tower or nonresidential building or structure.

*The Applicant provided ample evidence of its attempts to co-locate its antennae on an existing tower or structure and fully explained the reasons why none of the possible co-location sites was suitable or available to the Applicant. Additionally, testimony indicated that no tall structure of sufficient height were located in the target area.*

- C. The applicant shall provide the following additional information in support of its application:

- (1) Photographs of existing site conditions;

*Photographs were provided by the Applicant of the site and surrounding area.*

- (2) Photographs demonstrating that a balloon test has been conducted, or other evidence depicting the visual impact of the proposed tower within a one mile radius of the tower; and

*Computer generated models and balloon test photos were submitted b the Applicant and fully indicate the visual impact created by this tower within a one mile radius of the proposed location.*

- (3) A map describing the topography of the site and the area within a one-mile radius of the proposed tower.

*The Applicant submitted a map that indicates the topography of the site within a one mile radius of the proposed site.*

In addition to meeting each of the above requirements, the testimony of Anthony McClune addressed each of the “Limitations, Guides and Standards” set forth at Section 267-9I of the Harford County Code and, after addressing each of those, concluded that this tower at this location would generate no material impacts over and above those normally associated with a monopole communication tower of this height. The Department of Planning and Zoning recommends approval of the requested special exception.

## **CONCLUSION AND RECOMMENDATION**

The Hearing Examiner finds, based on the facts set forth above, that the Applicant can meet or exceed each and every requirement of the Harford County Code. In addition to specific statutory requirements, Maryland Courts have had occasion to discuss the burden of proof that must be met by an applicant in a special exception case.

Under Maryland law, the special exception use is part of the comprehensive zoning plan sharing the presumption, that, as such, it is in the interest of the general welfare, and therefore, valid. The special exception use is a valid zoning mechanism that delegates to an administrative board a limited authority to allow enumerated uses which the legislature has determined to be permissible absent any fact or circumstance negating the presumption.

The duties given the Board are to judge whether the neighboring properties in the general neighborhood would be adversely affected and whether the use in a particular case is in harmony with the general purpose and intent of the plan. Schultz v. Pritts, 291 Md. 1, 432 A. 2d 1319, 1325 (1981) (“Schultz”).

“While the applicant in such a case has the burden of adducing testimony, which will show that, his use meets the prescribed standards and requirements of the zoning code, he does not have the burden of showing affirmatively that his proposed use accords with the general welfare. If he shows to the satisfaction of the Board that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely effect the public interest, he has met his burden. The extent of any harm or disturbance to the neighboring area and uses is, of course, material; but if there is not probative evidence of harm or disturbance in light of the nature of the zoning involved or of factors causing disharmony to the functioning of the comprehensive plan, a denial of an application for special exception is arbitrary, capricious, and illegal. Turner v. Hammond, 270 Md. 41, 54-55, 310 A. 2d 543, 550-551 (1973) (“Turner”). The appropriate standard to be used in determining whether a requested special exception use should be denied is whether there are facts and circumstances that show the particular use proposed at the particular location proposed would have any adverse effect above and beyond those inherently associated with such a special exception use irrespective of its location within the zone. See Schultz at 432 A. 2d 1327.

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Such facts and circumstances must be strong and substantial to overcome the presumption that the proposed use be allowed in the district. Anderson v. Sawyer, 23 Md. App. 612, 329 A. 2d 716, 724 (1974) (“Anderson”).

The law in Maryland is clear that the localized impact caused by a special exception must be unique and atypical in order to justify denial. Sharp v. Howard County Board of Appeals, 98 Md. App. 57, 632 A. 2d 248 (1993) (“Sharp”).

In determining whether the presence of the proposed uses would be more harmful here than if located elsewhere in the AG zone, one must take into account the area where the use is proposed. AT&T Wireless Services v. Mayor and City Council of Baltimore, 123 Md. App. 681, 720 A. 2d 925 (1998) (“AT&T”).

In Mossburg v. Montgomery County, 107 Md. App. 1, 666 A. 2d 1253 (1995) (“Mossburg”) the Court of Special Appeals had occasion to restate and clarify the law in Maryland regarding special exceptions. There the Court found that the Board of Appeals of Montgomery County improperly denied a special exception for a solid waste transfer station in an industrial zone. In reversing the Circuit Court, which upheld the Board's decision, the Court of Special Appeals found that the decision to deny the special exception was not based on substantial evidence of adverse impact at the subject site greater than or above and beyond impact elsewhere in the zone and, therefore, the decision was arbitrary and illegal. There the Court said:

“The question in the case sub judice, therefore, is not whether a solid waste transfer station has adverse effects. It inherently has them. The question is also not whether the solid waste transfer station at issue here will have adverse effects at this proposed location. Certainly it will and those adverse effects are contemplated by the statute. The proper question is whether those adverse effects are above and beyond, i.e. greater here than they would generally be elsewhere within the areas of the County where they may be established, ... In other words, if it must be shown, as it must be, that the adverse effects at the particular site are greater or “above and beyond”, then it must be asked, greater than what? Above and beyond what? Once an applicant presents sufficient evidence establishing that his proposed use meets the requirements of the statute, even including that it has attached to it some inherent adverse impact, an otherwise silent record does not establish that that impact, however severe at a given location, is greater at that location than elsewhere.” (emphasis supplied)

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Thus, the Court of Special Appeals emphasized that once the applicant shows that it meets the requirements for the special exception under statute, the burden then shifts to the Protestants to show that impacts from the use at a particular location are greater at this location than elsewhere. If the Protestants fail to meet that burden of proof, the requested special exception must be approved.

The protestants that testified in this case generally felt that the visual impact of the monopole tower was objectionable in the rural setting. However, Harford County has determined that (1) monopole communication towers are presumptively compatible with other uses permitted as of right in the Agricultural Zone and, (2) has expressed a preference for location of such towers in the AG/Agricultural zone. The testimony and record developed in a special exception case such as this one do not need to lead to a conclusion that there are no adverse impacts associated with a requested special exception use in order to allow approval of said use, to the contrary, every communication tower has associated with it some adverse impacts including the visual intrusion of their presence into the Agricultural landscape. However the test for approval is not whether there is a material impact but whether that impact at the proposed location is greater than the impacts normally associated with a communications tower regardless of its location within the zone. The Harford County Code provisions governing the grant of a special exception use for a communication tower are substantial and place a significant burden of proof upon an applicant wishing to construct such a tower. The Code requirements are designed to uncover each and every impact associated with a tower and allow a thorough analysis of those impacts to be developed and considered by the Board.

Based on the facts presented and applying the guidance of the Schultz and Mossburg courts, the Hearing Examiner concludes that this proposed communication tower meets or exceeds each and every statutory requirement of the Harford County Code and will not result in adverse impacts greater than or different than similar monopole communication towers found at other locations throughout the Agricultural zone. This particular location is within the preferred district for such towers, takes advantage of existing forest cover, has good distance between it and other property lines, and is in an area of rolling terrain. Additionally, the height is low (135 feet) compared to other towers found or proposed in Harford County and is certainly well within the 199 foot limit imposed by the statute.

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The Hearing Examiner recognizes that a number of residents testified regarding their concerns that property values would be adversely impacted by construction of this tower. However, all of the testimony was unsubstantiated fears that do not rebut the expert testimony and facts presented by the Applicant in this regard.

Based on the foregoing, the Hearing Examiner recommends approval of the request subject to the following conditions:

1. A site plan be submitted for review and approval through the Development Advisory Committee (DAC). The site plan shall be modified so that every page of the plan correctly states the latitude and longitude of the site.
2. The Applicant shall obtain any and all necessary permits and inspections for the proposed facility.
3. The Applicant construct the facility in general conformance with the final site plan.
4. That a landscaping plan be submitted to the Department of Planning and Zoning for review and approval.

Date     **MARCH 3, 2003**

**William F. Casey**  
**Zoning Hearing Examiner**